

DUNE ACRES PLAN COMMISSION
MINUTES February 11, 2008

The meeting was called to order at 7:45 pm. Present were Thomas Cornwell, Lou Mellen, John Norris, John Sullivan, Jeffrey Swoger; Dave Rearick arrived at 8:10. Absent was Jane Dickey.

The organization of the commission for 2008 proceeded as follows: Thomas Cornwell was nominated as chairman by John Norris, with second by John Sullivan. John Norris was nominated as vice-chairman by Jeffrey Swoger, with second by John Sullivan. The continuation of meeting time of the 2nd Monday at 7:30 pm and the use of the Chesterton Tribune for public notice was recommended by Thomas Cornwell. John Sullivan suggested that John Norris be the commission's appointee to the Board of Zoning Appeals. This organization plan received a unanimous favorable vote.

It was moved by John Sullivan, with second by Jeffrey Swoger, that the formal record of plan commission meetings is the approved written minutes. The use of a recording device by the secretary is for her memory assistance only. It is the secretary's decision as to how and when it is to be used. Favorable vote was unanimous.

It was moved by John Norris, with second by John Sullivan, that the minutes of the December 10, 2007 be approved. Favorable vote was unanimous.

Paul Shinn, who is building the residence at 8 Aspen Lane, asked for approval of an after the fact change to the originally approved retaining wall on the west side of the property. This change was made to save three trees. The length was extended and curved to hold back sand. There is also an issue of contrived compliance with storey requirements. The wall as built presents a large, unattractive bulk from the street view, rather than a gently sloped buffer as envisioned in the original permit. The plan commission suggested wells around the trees; Mr. Shinn felt this might interfere with the septic system. Removal of some of the timbers from the existing structure and graduated lengths were proposed by Mr. Shinn. He will provide photographs marked with the changes to be made. It was moved by Jeffrey Swoger, with second by John Sullivan, that modifications to the original plan which allow timbers not to exceed 18" in height be allowed to extend to the south. Favorable vote was unanimous.

Michael Harris was present for a preliminary discussion of the development of land he and Mrs. Harris own on the south side of Summit Drive. The area is approximately 5 acres and consists of land in 2 separate subdivisions: Block A in the 3rd subdivision and the east 90' of lot 6 in the 7th subdivision. The entrance to the property is at the driveway area of the existing home at 23 Summit Drive. Over the years, Mr. Harris has asked for any extra fill to be placed on the easement in this area, and there are currently the beginnings of a possible roadway. Mr. Harris proposes 4 lots for this land. Septic tanks have already been installed. Use of the easement which has been receiving the fill as the entrance/street for the subdivision would prevent three road cuts on Summit Drive and allow for shorter, flatter driveways on the individual lots. Mr. Harris will follow-up with more planning.

John Sullivan mentioned the property at 31 Crest Drive, which has been in disrepair for some time, now has a sagging roof on the garage. The commission on enforcement of building standards will be asked to look into this matter.

Meeting adjourned at 9:05 pm.

Respectfully submitted,
Joan Rearick, secretary